174.0	0006	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	605,300	/	605,300
USE VALUE:	605,300	/	605,300
ASSESSED:	605,300	/	605,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERGUSON MARY ANN/ TRUSTEE
Owner 2:	MARY ANN FERGUSON FAMILY
Owner 3:	WEALTH TRUST
Street 1:	40 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FERGUSON MARY ANN -
Owner 2:	-
Street 1:	40 ARGYLE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1396 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	227,300		378,000	605,300
Total Card	0.092	227,300		378,000	605,300
Total Parcel	0.092	227,300		378,000	605,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.60 | /Parcel: 433.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	116421
GIS Ref	
GIS Ref	
Insp Date	07/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0013.0

!13564!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,300	0	4,000.	378,000	605,300	605,300	Year End Roll	12/18/2019
2019	101	FV	187,900	0	4,000.	372,600	560,500	560,500	Year End Roll	1/3/2019
2018	101	FV	194,100	0	4,000.	286,200	480,300	480,300	Year End Roll	12/20/2017
2017	101	FV	194,100	0	4,000.	270,000	464,100	464,100	Year End Roll	1/3/2017
2016	101	FV	194,100	0	4,000.	248,400	442,500	442,500	Year End	1/4/2016
2015	101	FV	183,200	0	4,000.	232,200	415,400	415,400	Year End Roll	12/11/2014
2014	101	FV	183,200	0	4,000.	213,800	397,000	397,000	Year End Roll	12/16/2013
2013	101	FV	183,200	0	4,000.	213,800	397,000	397,000		12/13/2012

PRINT

Date	Time
12/11/20	03:29:54

LAST REV

Date	Time
08/08/19	08:40:48

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13564

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERGUSON MARY A	72970-526	1	7/23/2019	Convenience	10	No	No		
MALTZMAN BRUCE	24936-488		10/21/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	116421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2016	1230	Re-Roof	9,025	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	MEAS&NOTICE	HS	Hanne S
1/14/2009	Measured	345	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
5/20/2000	Inspected	263	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	166.632
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352933
Depreciation:	125644
Depreciated Total:	227289

COMMENTS

STAIRS TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

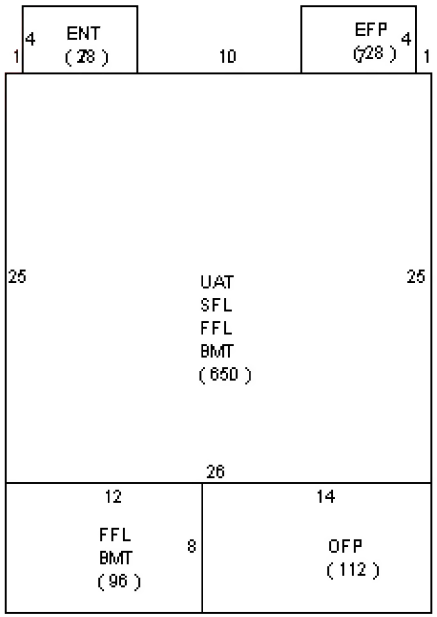
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			

Juris. Factor:		Before Depr:	166.63
Special Features:	0	Val/Su Net:	91.91
Final Total:	227300	Val/Su SzAd	162.82

SKETCH



Sum Area By Label :
UAT = 650
SFL = 650
FFL = 746
BMT = 746
OFP = 112
ENT = 28
EFP = 28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	746	49.990	37,292
FFL	First Floor	746	166.630	124,308
SFL	Second Floor	650	166.630	108,311
UAT	Upper Attic	163	66.650	10,831
OFP	Open Porch	112	30.840	3,454
EFP	Enclos Porch	28	71.690	2,007
ENT	ENTRY	28	26.070	730

Net Sketched Area:	2,473			Total:	286,933
Size Ad	1396	Gross Are	2960	FinArea	1396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	